

Valle De Oro Community Planning Group
P.O. Box 3958
La Mesa, CA 91944-3958

m/o - Sept 9
RECEIVED
SEP 08 2008
San Diego County
DEPT. OF PLANNING & LAND USE

Minutes of meeting: August 19, 2008

Location: Otay Water District Headquarters
2554 Sweetwater Springs Blvd.
Training Room, Lower Terrace

1. Call to order: 7:00 PM J.L. PHILLIPS, presiding Chair

Members present: Brennan, Brownlee, Chapman, Feathers, Fitchett, Hewicker, Hyatt, Manning, Millar, Phillips, Reith, Ripperger, Wollitz

Not present: Henderson, Mitrovich

2. Finalize Agenda: As shown

3. Open Forum: None

4. Approval of minutes: Minutes of July 15, 2008 **VOTE:** 11-0-2 to approve
Abstained: Chapman, Wollitz

5. Land Use

a. Northeast Corner, Hillsdale Rd/Jamacha Rd: Request for consideration of building a commercial A-1 self-storage facility on approximately 5.6 vacant acres at the corner. Proposed project is for 125,100+ sq. ft. in 4 buildings housing approximately 800 self-storage units and a "future building" of 12,000+ sq. ft. General Plan and zoning on the site is single-family residential with ½ acre minimum lots.

FITCHETT presented the project. He stated that the parcel is zoned RR for single family homes with a density of 2 dwelling units per acre and a minimum lot size of 0.5 acre. He questioned how a commercial facility could be built on a residentially zoned property. The County could authorize the building of this commercial facility in this residential zone through a process called a Major Use Permit (MUP). However, per SAN DIEGO COUNTY ZONING ORDINANCE Section 7358 key element findings must be made as follows:

The location, size, design and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings or structures with consideration given to harmony in scale, bulk, coverage and density; the harmful effect, if any, upon desirable neighborhood character; the suitability of the site for the type and intensity of use or development which is proposed.

He then introduced Mr. Brian Caster, CEO Caster Companies/Developer/owner of A-1 Self Storage. Mr. Caster stated that he owns 40 self-storages which they design, build

and operate and that they never sell them. He believes they are compatible for a residential area since they are the lowest traffic generator for a commercial property. The facility will include 3 public parking spaces and a sound buffer. They can design the facility to look like anything you want. There will be 800 units and the operating hours will be from 7 AM to 7 PM. There will be lush landscaping in 10-15' strips. They will widen Jamacha Road and install curbing. They will build green colored roofs in the middle of the facility for aesthetics. All lighting will reflect to within the boundaries of the property.

Chairman PHILLIPS then opened the floor to those in favor of the project.

Don Parent of 1659 Jamacha Road stated that his property backs up to the proposed project. He believes that the property is not desirable for single family residences. Currently the property consists of 5 acres of weeds and trash. His neighbors to the east (Mr. Cook) and west agree that this project would be better than no development at all. However, they would want screening and well maintained landscaping. If approved, Mr. Cook has a wall that he would want to discuss with the developer. They are concerned about lighting details and signage (no tall sign).

Chairman PHILLIPS then opened the floor to those opposed to the project.

Herb Webster of 1519 Sundale is concerned about people working out of the facilities, the potential presence of lead paint, ketones and other hazardous products from Mexico creating a fire hazard, traffic, kids at the bus stop, people driving moving vans and other vehicles coming down Hillsdale, lighting (when do they go off?), a steady stream of cars, school kids, U-Hauls driven by inexperienced drivers.

Bob Rynearson of 1610 Hillsdale Road has issues with the parcel being designed as a commercial element, traffic, large buildings, storage of dangerous substances, and lighting. He also noted that there is a public storage less than 2 miles away with vacancies.

Brittany Summers of 1521 Hillsdale related that Wayne Heron of 1828 Jalisco Road is opposed to commercialization of the area. His bedroom window currently looks out on plants and wildlife.

Tom Lavera of 1549 Sundale went to Valhalla High and believes the proposed project will be a magnet for hooligans and would be better served elsewhere. Tom moved there in November assuming the zoning would limit future development to other houses. He wants to maintain the current residential zoning.

Ray Thomas of 1919 Jalisco Road questioned if this is just a proposed project or if it is a done deal.

Nicki Summers of 1521 Hillsdale teaches at Valhalla High School. She opposes this project based on her belief that it is a waste of residential land. She also believes it will

set a terrible precedent for future development. She wants projects that house families and not stuff. She wants local property values to appreciate not depreciate. She stated that neighbors such as the Shablockis, Keith McKee, Kevin Strateache, Robert Wilson and another neighbor also oppose the project.

Mark Schwarvingston of 1810 Hillsdale stated that the proposed buildings will be perpendicular to their bedroom window. It will be open 7 days a week. He said that the clientele of El Cajon is subject to transients already frequenting storage.

Terry Hunter of 1708 Jamacha Road believes the existing wasteland needs to be preserved and is afraid of elements leaking into the wetland and water table and will contaminate his well.

Rita Hendrickson of 1902 Jalisco Road opposed the project. She felt that getting off Jalisco Road is already hard enough but being across from the proposed project driveway would make it worse. She is against chemical and other storage and prefers residential use however she thinks the current property owner needs to maintain the property and weed it. Maybe they can make it a park.

Stanley Cook of 930 Camino de la Reina #68 San Diego states that his storage unit is zoned commercial and is built on only half the property. He said that there are currently 19 self storage facilities within 4 miles. He needed a MUP when his projects went through evaluation including traffic studies, massing study, etc. He believes the proposed facility is out of character with the immediate surrounding area.

Rebuttal by Brian Castor: He stated that the facility would not generate that much traffic and the traffic would be non-peak hour traffic. He said he would be shocked if more than 4 people were using the facility in any hour. He stated that the plans included a 50 to 100' setback. He said that he will comply with the required sediment basin. He said they've never had an environmental incident at any of his properties. The facility will have security cameras, require access codes, and an electronic gate. They will design, build and landscape the facility to avoid graffiti. There will be a maintenance crew. As far as the lighting concerns, there are cut sheets indicating proposed lighting and boundaries.

FITCHETT then presented his subcommittee report based on findings required by MUP:

- 1) What is character of neighborhood? Established RR, 2 DU/AC, minimum lot size is 0.5 acre. Assuming a generous 4000 sf home, the coverage on a 1/2 acre lot is approximately 18%; leaving plenty of land space for swimming pools, large front, back and side yards, fruit trees, and other rural residential amenities.
- 2) Is there harmony in bulk, scale, coverage and density between the existing rural residential neighborhood and the proposed self storage facility? On the parcel to be developed, there is a protected wetlands thru the eastern portion, limiting the buildable area to ~4 ac. That buildable area would contain 5 bldgs, ~137,100 sf which equates in size to 34 single family homes, ~4,000 sf each.

Smallest bldg: 60'x140'x30' high	Largest building: 80'x300'x30' high
Coverage >78%	Compared with ~18%
Density: 8.5 DU/AC....	Compared with 2 DU/AC
Lot size: 0.11 AC (~5,000sf)....	Compared with .5 AC (21,780sf)min

The subcommittee could not make the required findings for the neighborhood compatibility with respect to harmony in bulk, scale, coverage and density.

- 3) The next finding we evaluated was the harmful effects of the proposal upon desirable neighborhood character. In the county's General Plan and the VDOCP, the character of this neighborhood is rural residential use. The proposed self storage complex is a commercial use. Approval of a commercial use at this site will establish a precedent that will lead to more proposals for commercial uses in this neighborhood. The proposed commercial use is unsuitable for this site and would harm the desirable neighborhood character.

Across the street the Otay Water District sold property for \$124K and it is now listed for \$249 K. This property may be zoned commercially if we establish this precedent.

The VdO Community Plan has the stated policy "To support the elimination of isolated commercial activities." The proposed project is an isolated commercial activity and therefore violates our Community Plan. In summary, the subcommittee could not make any of the required findings for MUP approval.

FITCHETT moved to oppose by all means possible the building of a commercial self storage facility at this site. (BRENNAN seconds). Discussion: MILLAR stated that it is not the design that is the problem, it's the use. He does not support commercial use in a residential area. MANNING believes people bought property in the area based on its being residential. WOLLITZ said the case was all summed up in a photo – this project is NOT similar with its surroundings. HYATT inquired about future building shown on plans. He also inquired if the lighting was on all night. BROWNLEE is concerned about the look of the property. It is a blight. What can be done? Can it be referred to the San Miguel Fire Department as a fire hazard? She stated that it is unconscionable to own a prominent piece of property in an area and not take care of it. The neighbor's constant battle to clean up the property reflects badly on the owner. Apparently there are not enough regulations in the County. Perhaps Code Enforcement can help? **VOTE: 13-0-0** to approve motion.

5b. AD08-037: Administrative Permit for existing oversize workshop in rear yard at 1542 Hidden Mesa Road. Building is 1 story, 880 sf and within required setbacks. MANNING introduced the project. The structure already exists. It is not obstructing any views. Kevin Bouchard, who purchased the bank foreclosure property last year, assumed all the structures were permitted. Building in question is oversized in height by 2 feet. MANNING spoke to the immediate neighbors

and everyone signed consent forms. MANNING moved, that since the structure is not obstructing anything and fits in with the community, to recommend approval. (BROWNLEE seconds). Discussion: MILLAR supports as long as neighbors agree. VOTE: 13-0-0 to approve motion.

5c. P06-038 Replacement: Redesign of AT&T telecommunications facility at Otay water tank site on hilltop between the end of Wieghorst Way and Jamacha Rd. Project is for 12 antennas mounted on the tank and a 38'3"x4'x9' high equipment area at southeast edge of the tank site. Ted Marioncelli with Plan.com.inc introduced the project on behalf of AT&T. The County asked them to re-design the plans to eliminate fake trees and place antennas on the tank. Discussion: HYATT is concerned about the number of cabinets. Also, he claimed the plans did not indicate the height of the base units. Marioncelli responded with more information. They will need a minimum of 4 cabinets, one per sector plus another for broadband. They only use 850 and 1900 megahertz. They will limit project to 4 cabinets. Cabinets are getting smaller while doubling the capacity. There will be a 9' wall, partially retaining. Color will be tan matching surrounding ground. The wall will be slump block with the color in the stone. For wireless the ordinance only allows 3 carriers within the site and currently there are more however some of them have since merged. Currently there are Sprint/Nextell, Cricket, T-Mobile and AT&T. HYATT moved to approve project subject to slump block walls, tan in color, to match surrounding soil; limited to 4 cabinets plus include waiver from the County allowing more than 3 carriers at the site. (MILLAR seconds). Discussion: MILLAR questioned if Otay allowed antennas on tanks. The answer was yes, they do. HYATT had a question about the space between cabinets on the photo simulation which was resolved. VOTE: 13-0-0 to approve motion.

5d. P08-021 Replacement: Redesign of AT&T telecommunications facility at Otay water tank site on hilltop northwest of Steele Canyon High School. Project is for 12 antennas mounted on the tank and a 38'3"x4'x9' high equipment area located on south-facing site perimeter between the tanks. Ted Marioncelli with Plan.com.inc once again introduced the project on behalf of AT&T. There will be 8' block walls (versus 9'). They proposed 11 panel antennas, 2 tower mounted amplifiers (tnas). There will be many carriers at the site so they requested same waiver. There will be tan slump block wall (earth tone) and 4 cabinets. HYATT moved to approve project subject to slump block walls, tan in color, to match surrounding soil; limited to 4 cabinets plus include waiver from the County allowing more than 3 carriers at the site. (REITH seconds). Discussion: MILLAR questioned if they used batteries or diesel generators for back up power. VOTE: 13-0-0 to approve motion.

5e. W08-007: Waiver of site plan for remodel construction including new detached garage at 9485 La Cuesta Dr. PHILLIPS introduced the project requesting a waiver of the site plan for adding a second detached garage which exceeded the allowed size limitations. It will be located at the extreme edge of

view corridor for State Route 125. PHILLIPS commented that it was purposely designed not to interfere with anyone's view and that it can't actually be seen from State Route 125. PHILLIPS moved to approve waiver as stated. (FITCHETT seconds). Discussion: BRENNAN questioned if it was to be used as a garage which was affirmed. **VOTE: 13-0-0** to approve motion.

5f. W08-008: Waiver for Washington Mutual tenant improvements at 3805 Conrad Dr. (former Blockbuster Video; northeast corner Conrad Dr./Campo Rd.). PHILLIPS introduced project concerning Washington Mutual's desire to use the recently vacated Blockbuster video store. They submitted 80 sheets of tenant improvements. Visually it will remain the same with the same size signs but with new doors in front. PHILLIPS moved to approve project. (MILLAR seconds). **VOTE: 13-0-0** to approve motion.

6. New Business

a. Annexation to Spring Valley Sanitation District: Request to annex 0.46-acre parcel at 5005 Helix Terrace to the adjacent sewer district for 1400 sq. ft. expansion of the existing residence. Project requires installation of approx. 250' sewer lateral (2" forced main). Owner Gregory Houska introduced the project to expand his residence an additional 1400 sq. ft. for a total square footage of 3000 sf. The property is directly adjacent to Spring Valley Sanitation District. Houska's septic tank system cannot be expanded necessitating the installation of the 2" force main. PHILLIPS moved to approve project. (CHAPMAN seconds). **VOTE: 13-0-0** to approve motion.

b. Nabal Drive/Anaheim Drive: Request to install "YIELD" traffic control signs on Anaheim Drive at Nabal Drive. PHILLIPS introduced project. PHILLIPS moved to approve project. (REITH seconds). Discussion: MILLAR questioned if need had been established. Yes, the Department of Public Works Traffic Division had established need. **VOTE: 13-0-0** to approve motion.

7. Unfinished Business: None

8. Chairman's Report: None

9. Adjournment: 8:45 PM

Submitted by: Jösan Feathers